

CITY OF IONIA
Planning Commission
November 27, 2006
Meeting Minutes

CALL TO ORDER: Chairman Lynn Lafler called the meeting of the City of Ionia Planning Commission to order at 4:12 PM.

ROLL CALL: Roll Call revealed Commissioners David Cook, Mark Jennings, Gordon Kelley, Lynn Lafler and John Milewski present.

Staff present included City Manager Jason Eppler and Community Development Director Larry Harvey. Ted Paton, a possible new Planning Commissioner, was also in attendance.

APPROVAL OF AGENDA The agenda for the meeting was reviewed. After review it was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the agenda as prepared. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes from the October 25, 2006 meeting and a synopsis of the November 16, 2006 meeting (a quorum was not present at this meeting). After review, it was moved by Commissioner Cook, seconded by Commissioner Milewski to approve both documents with the following correction to the October 26, 2006 meeting minutes:

Page 1 – Old Business – Second sentence – change “recent appointed” to “recent appointment”.

MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Outdoor Boiler Ordinance Amendment: At the November 16, 2006 meeting, the Commission conducted a Public Hearing and reviewed a proposed amendment to the Zoning Ordinance that would prohibit all outdoor boilers. As a result of the discussions at that meeting, the Commission requested that the City Manager revise the amendment to prohibit all outdoor boilers but kernelled corn fired boilers which may be installed subject to conditions. The City Manager presented both amendments and reviewed them with the Commission.

After reviewing the amendments, Chairman Lafler requested comments from Commissioners regarding the amendment that would prohibit all outdoor boilers.

Commissioner Kelley stated that permitting residents the opportunity to install a corn boiler is a happy medium between an outright prohibition and permitting all types of outdoor boilers. He stated that based on the research that he has conducted the corn boiler units emit very little smoke. He stated that he does not support a prohibition.

Commissioner Milewski stated that he does not support a total prohibition on outdoor boilers but does support the placement of corn boilers.

Commissioner Cook stated that he agrees with Commissioner Milewski.

Commissioner Jennings stated that he does not support a total ban on outdoor boilers.

Chairman Lafler stated that he prefers a total ban. He fears that the outdoor boilers, if permitted, will become blight over time.

At the request of Chairman Lafler, the City Manager reviewed the amendment permitting corn boilers, subject to conditions. After review, Commissioners requested that the following conditions be added/revised:

- Permit boilers in the R-3 zoning district as well as the R-1 and R-2 districts.
- Require the boiler to be not only 15 feet from property lines but also 15 feet from any building on the property.
- Require the corn storage hopper to be maintained in a manner to resist vermin.
- Require the boiler to be secured to a concrete slab with the slab having a thickness of at least 4 inches thick.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Jennings to recommend to the City Council that proposed Ordinance No. 442, an ordinance addressing the placement and use of outdoor boilers, be adopted as revised by the Commission.

ROLL CALL VOTE:

Cook	Yes	Jennings	Yes
Kelley	Yes	Lafler	No
Milewski	No		

MOTION CARRIED.

The City Manager advised that the amendment will be before the City Council at its December 5, 2006 meeting.

Public Notification Ordinance Amendment: Chairman Lafler advised that it is necessary to amend the Zoning Ordinance in order to update the public notification requirements contained in the ordinance to comply with the recently enacted Michigan Zoning Enabling Act. He reviewed with the Commission the proposed amendment and stated that a Public Hearing on the amendment was held at the November 16, 2006 meeting.

After review, it was moved by Commissioner Jennings, seconded by Commissioner Milewski to recommend to the City Council that it adopt Ordinance No. 443 that amends several sections of the Zoning Ordinance to bring the public notification requirements into compliance with the Michigan Zoning Enabling Act. MOTION CARRIED.

NEW BUSINESS

Board of Zoning Appeals Ordinance Amendment: Chairman Lafler stated that the City Manager recently reviewed the Board of Zoning Appeals section of the Zoning Ordinance to determine compliance with the standards contained in the Michigan Zoning Enabling Act. The City Manager found that several changes are necessary and has proposed an amendment that would bring the City into compliance with the standards. Chairman Lafler reviewed the proposed amendment. Since the Board of Zoning Appeals provisions are included in the Zoning Ordinance, the Planning Commission is required to hold a Public Hearing on the amendment.

It was moved by Commissioner Milewski, seconded by Commissioner Cook to schedule a Public Hearing for 4:00 PM, Wednesday, December 13, 2006 in the Council Chamber of City Hall for the purpose of receiving public comments on a proposed amendment to the Zoning Chapter of the City Code regarding the Board of Zoning Appeals. MOTION CARRIED.

COMMISSIONER COMMENTS Commissioner Jennings asked if the Planning Commission has jurisdiction over the enforcement of blight ordinances in the City. The City Manager advised that although blight regulations are not directly under the purview of the Commission, a goal in the Master Plan is the on-going review of blight ordinances and evaluation of the enforcement of the ordinances. The Commission concluded that they would like to begin a review of the current blight ordinances and enforcement issues in order to offer comments to the City Council regarding updates and/or changes in practices.

ADJOURNMENT It was moved by Commissioner Milewski, seconded by Commissioner Jennings to Adjourn the Planning Commission Meeting at 5:20 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager/Recording Secretary